



**Board of Adjustment
Minutes
April 17, 2012**

The meeting of the Grimes Board of Adjustment was called to order on Tuesday, March 20, 2011 at 5:30 pm at the Grimes City Hall. Pipho noted that there were only Board members present for this meeting and no petitioners were present.

Roll Call: Present: Dick Pipho; Jeremy Mason; Greg Ryan; Bill Lego; Public Works Asst Director Kevin Kestel. Absent: James Schaeffer

APPROVAL OF THE AGENDA

Moved by Lego, Second by Mason, the Agenda shall be approved.
Roll Call: Ayes: All. Nays: None. Motion passes 4 to 0.

APPROVAL OF MINUTES

Moved by Ryan; Second by Mason, the minutes from March 20th, 2012 shall be approved.
Roll Call: Ayes: All; Nays: None. Motion passes 3 to 0.

PUBLIC AGENDA ITEMS

Appeal No. 03-12

1. Public Hearing Appeal No. 03-12; An Application for an appeal from the Grimes Zoning Ordinance has been filed with the Grimes Board of Adjustment by Brian Pender of 613 NE 9th Street. The affected property is located at 613 NE 9th Street, Grimes, Iowa 50111. The request, if approved, would authorize a variance to reduce the side yard setbacks to 9'3" for an addition to the house structure. The Zoning Administrator was required to refer this to the Board of Adjustment for variance of the side yard setbacks. Under provisions of the Grimes Code of Ordinance Chapter 165.22 3 Bulk Regulations (see table 165.48 for minimum requirements) 165.48 R2 setbacks – front 30 Rear 25 – side 10' for (2 stories) Section 165.40 2.D. which states that the Board of Adjustment has the authority to "D. To issue permits and decide such matters as may be required by other sections of this chapter." This request is being sought to authorize a variance to reduce the side yard setbacks to 9'3" for a house structure addition.
The Board reviewed and discussed the building plans provided and noted that several building projects were intended for this residence. One, a 10 x 12 patio deck in the back of the residence was within guidelines. Second, a 5' x 8" deck in the front is also within guidelines and as such, do not require Board approval. An additional project of a 6 x 9 reconstruction of an attached storage room is also within guidelines. However, it was noted that the reconstruction included an extension of the storage room which was the portion of

the project that fell out of compliance. Pipho noted that a line measured from the fence to the building where the proposed addition was to be placed reduced the setback to 9'3". In addition a cantilever located at the top right hand portion of the structure extends 2'18" and put the project even further out of compliance. The Petitioner was not present to offer additional information. Upon discussion and review of the documents available, the Board came to a decision on the request.

Motion by Ryan, second by Mason to pass the variance.

Roll Call: Dick Pipho- Nay; Jeremy Mason-Nay; Greg Ryan- Nay; Bill Lego- Nay;

Motion denied 4 – 0.

2. Board Action Ref 03-12.

III. BOARD DISCUSSIONS

Old Business- None

New Business- None

IV. ADJOURNMENT

Meeting adjourned at 5:39 pm

DRAFT